

REQUESTED ENTITLEMENTS
VESTING TENTATIVE TRACT MAP NO. 82159/RPPL 2019000320
YARD MODIFICATION NO. RPPL 201900345
ENVIRONMENTAL ASSESSMENT NO. RPPL 2019000323

PROPOSED EARTHWORK

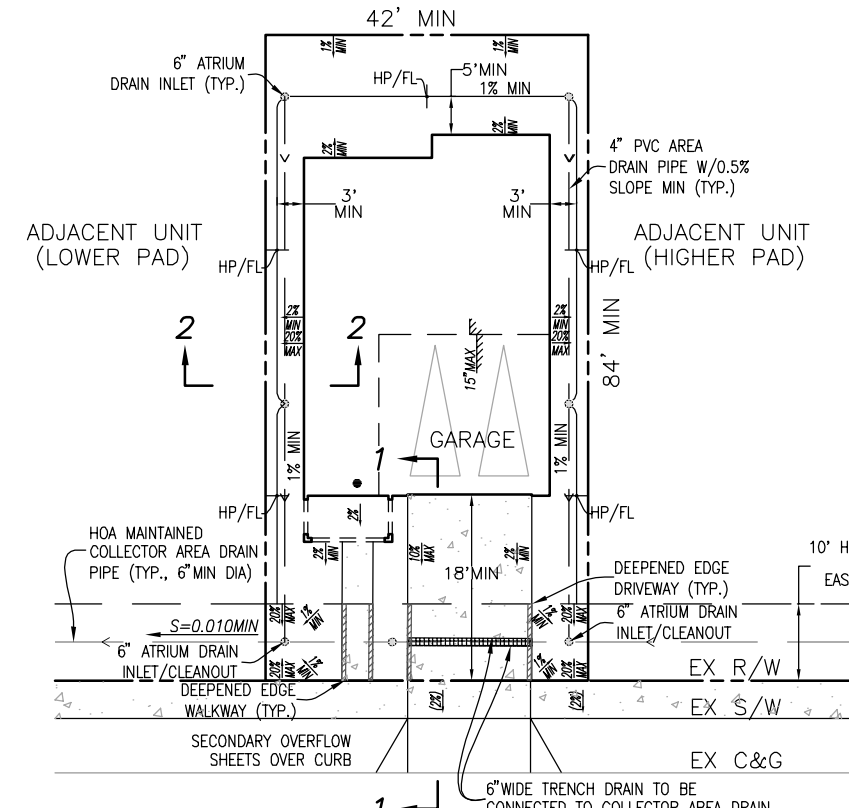
TOTAL VOLUME 21,600 CUT: 9,400 CYS FILL: 10,800 CYS
IMPORT: 1,400 CYS

PROJECT NUMBER

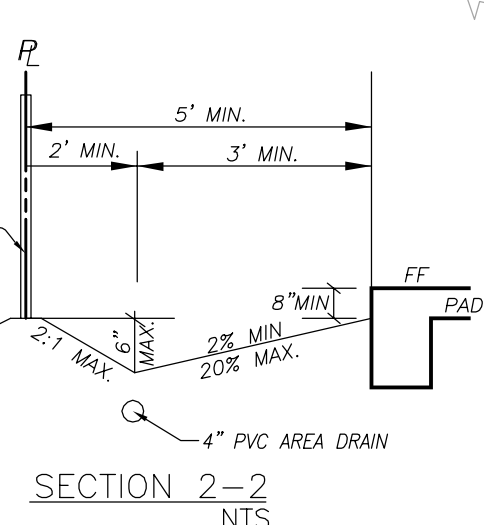
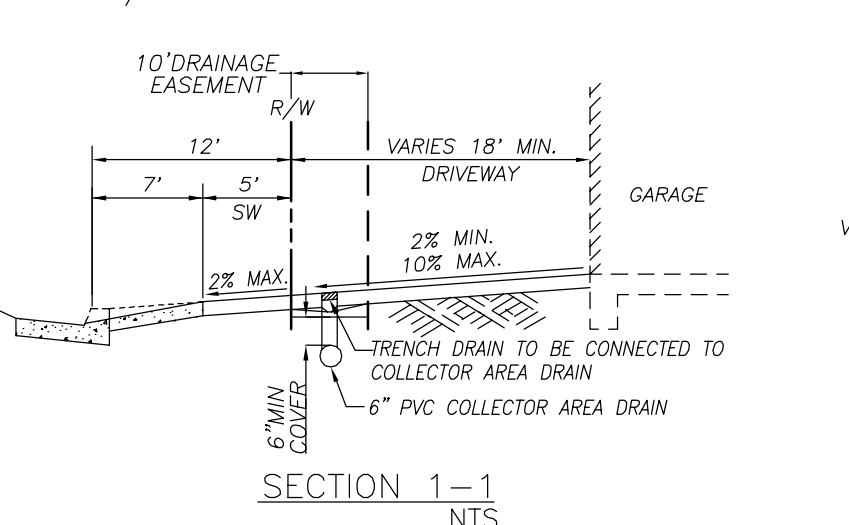
2019-000181

LEGEND/SYMBOLS

CONC CONCRETE
ASPH ASPHALT
M/B EXISTING MAIL BOX
LIGHT STANDARD
STREET LIGHT
SIGN
METER
DI DROP INLET
V VALVE
MH MANHOLE
HANDICAP
CONCEPTUAL MODULAR WETLAND SYSTEM (MWS)
COMMON SPACE
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PAD ELEVATION
PROPOSED STREET LIGHT
ADA PATH OF TRAVEL
PROJECT BOUNDARY
PROPOSED CENTER LINE
DWELLING AREA LIMITS
STREET RIGHT OF WAY
OPEN SPACE EASEMENT
BLOCK WALL
RETAINING WALL
TREE LINE
BRUSH LINE
OVERHEAD ELECTRIC LINE
EXISTING SEWER MAIN & FLOW DIRECTION
EXISTING WATER MAIN
EXISTING STORM DRAIN & FLOW DIRECTION
PROPOSED SEWER MAIN
PROPOSED WATER MAIN
PROPOSED STORM DRAIN
TOP OF SLOPE
TOP OF SLOPE
PROPOSED LOW FLOW STORM DRAIN & FLOW DIRECTION



TYPICAL LOT DRAINAGE DETAIL N.T.S.
W/ AREA DRAIN SYSTEM WITHIN PRIVATE SPACE

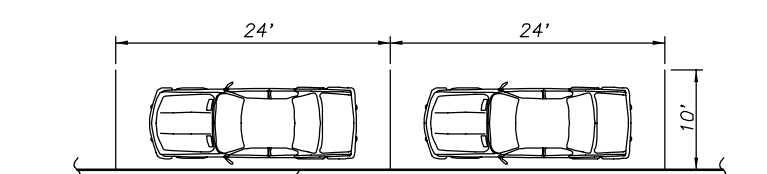


PROJECT SUMMARY

AREA TO ADJACENT STREET CENTERLINES. INCLUDES 1/2 PORTION OF HINNEN AVENUE, FOLGER STREET AND GLENLENDER AVENUE.
EXISTING LOT AREA - 1 PARCEL
EXISTING HHCP R-1 RESIDENTIAL DENSITY (0-9 DU'S / ACRE)
EXISTING GENERAL PLAN AND HHCP LAND USE H9 (0-9 DU'S / ACRE)
EXISTING R-1 ZONE MAXIMUM UNITS **
5,000 SQ.FT. LOT AREA MINIMUM (435.60 SQ.FT. / 10.0 ACRES)
PROPOSED LOT 1
PROPOSED PRIVATE RIGHT OF WAY, PRIVATE DRIVEWAY "A" AND FIRE LANE AREA
LOT 1 AREA EXCLUDING PRIVATE DRIVEWAY "A" AND FIRE LANE.
PROPOSED DWELLING UNITS
PROPOSED DENSITY 85 DU'S / 10.0 ACRES
PROPOSED OPEN SPACE AND COMMUNITY AREAS
PROPOSED DWELLING PRIVATE YARD AREAS (SIDE, FRONT, REAR YARD TOTAL AREAS ADJUTING DWELLINGS)
NOTE:
* PROPOSED DEVELOPMENT IS LESS THAN PERMITTED DWELLING DENSITY AND NUMBER OF TOTAL UNITS ALLOWED.
** ZONE IS REGULATED BY GENERAL PLAN DENSITY LIMITS. R-1 ZONE LIMITS DEVELOPMENT BY 5,000 SQ.FT. MINIMUM LOT AREA.

EASEMENT NOTES

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.
EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE AND GRADING OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVEWAY AND FIRE LANES FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.



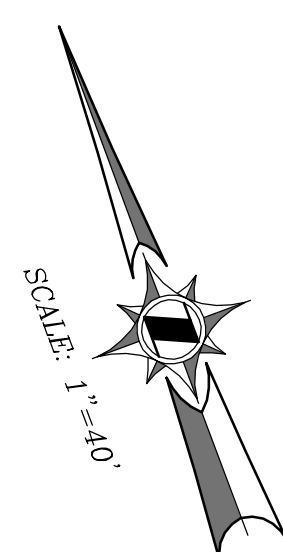
TYPICAL PARALLEL PARKING STALL DETAIL N.T.S.

MAJOR LAND DIVISION FOR VESTING TENTATIVE TRACT NO. 82159 FOR CONDOMINIUM PURPOSES

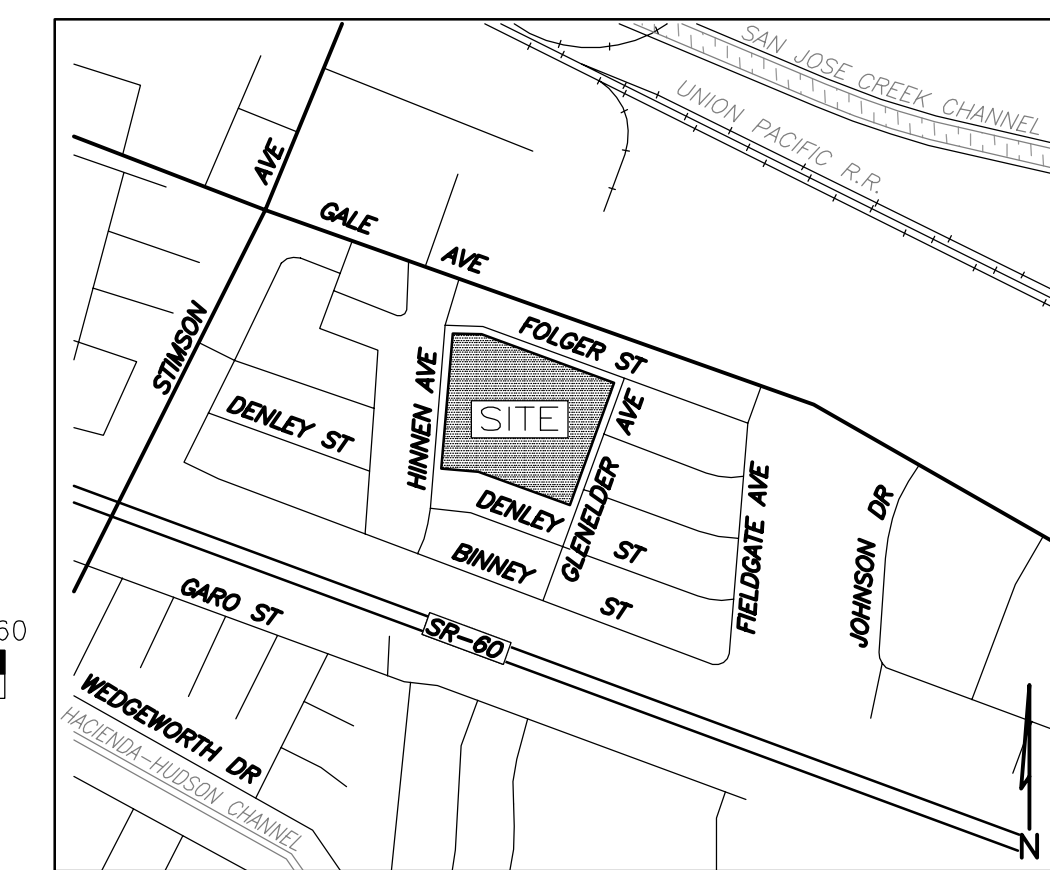
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 102 OF TRACT NO. 21865, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 587, PAGES 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECEIVED: DEPT OF REGIONAL PLANNING
VESTING TENTATIVE MAP AND EXHIBIT
MAP
OCTOBER 22, 2019
TR62159
3 PAGES



SCALE: 1" = 40'



VICINITY MAP N.T.S.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF FOLGER STREET BEING N69°42'37"W AS SHOWN ON THE TRACT MAP FILED IN BOOK 587 AT PAGE 9 OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 15, 2016

BENCHMARK STATEMENT:

CITY OF INDUSTRY BENCH MARK NUMBER G-1 DESCRIBED AS: "BRASS CAP ON S. CB GALE AVE ±15 FT. E. OF E.C.R. OF S.E. CB RETURN ±40 FT. E. & SIMON AVE." ELEVATION = 344.003 (NAVD29)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1700F OF PANEL 1700 OF 2350, EFFECTIVE SEPTEMBER 26, 2008. AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANGE FLOODPLAIN.

UTILITY INFORMATION:

WATER - SUBURBAN WATER SYSTEMS
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
CABLE TV - CHARTER CO.
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

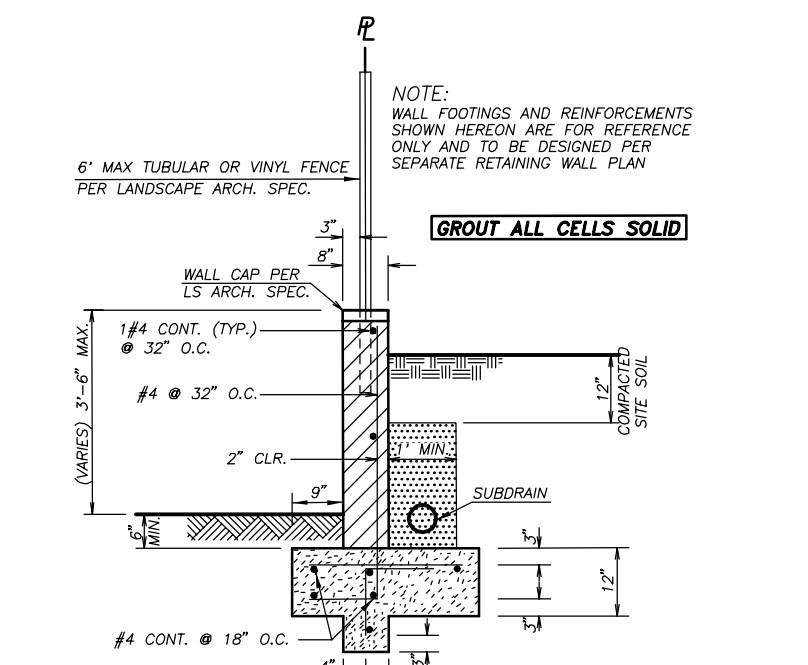
GENERAL NOTES:

- APN: 8242-004-900
- CURRENT ADDRESS: 16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
- EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
- PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
- VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
- NO. OF EXISTING LOTS: 1
- EXISTING GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: H9-RESIDENTIAL (0-9 DU/NET ACRE)
- PROPOSED GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: SAME AS EXISTING, NO CHANGE.
- COMMUNITY PLAN: HACIENDA HEIGHTS
- EXISTING LA COUNTY ZONE: R1 RESIDENTIAL.
- NO. OF PROPOSED LOTS: 1
- NO. OF PROPOSED RESIDENTIAL DWELLINGS: 85
- PROPOSED DENSITY: 8.5 DU'S/NET ACRE
- PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
- NO OAK TREES ON SITE.
- NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND FIRE LANE.
- DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT FOR CONCEPT.
- ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
- PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE DETERMINED DURING FINAL HYDROLOGY REPORT.
- SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
- WATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH WATER STUDY AND WATER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS AND SUBURBAN WATER SYSTEMS.
- LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
- REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
- MWS DEVICES OR SIMILAR ALONG HINNEN AVENUE, FOLGER STREET, AND GLENLENDER AVENUE ADJACENT TO PROJECT SITE TO BE LOCATED BACK OF STREET RIGHT OF WAY TO BE MAINTAINED BY HOA. REFER TO LID PLAN, ONSITE DRAINAGE FACILITIES, HOA MAINTAINED.
- REFER TO LID PLAN, ONSITE DRAINAGE FACILITIES HOA MAINTAINED.
- OFF-SITE WATER, SEWER, AND APPURTENANT WET UTILITIES DEVICES ARE PUBLICLY MAINTAINED (HINNEN AVENUE, FOLGER STREET, GLENLENDER AVENUE RIGHT OF WAY AND RELATED EASEMENTS).
- POST BOX RECEIPTABLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
- RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DRE.
- PARALLEL PARKING MINIMUM 10'x24'. PRIVATE DRIVEWAY.
- REFER TO LANDSCAPE PLANS FOR WALL AND FENCE PLAN
- THIS SUBDIVISION (TRACT) IS APPROVED AS A CONDOMINIUM PROJECT [FOR 85 UNITS], WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

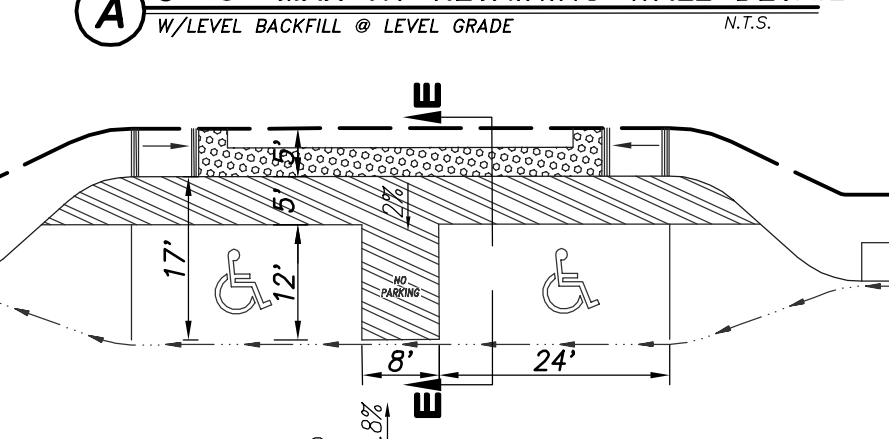
UNIT SETBACK INFORMATION: LOT 1

HINNEN AVE, FOLGER ST, AND GLENLENDER AVE

FRONT YARD - 20 FEET
INTERIOR SIDE YARD - 5 FEET
SIDE YARD - 5 FEET
REAR YARD - 6 FEET



3'-6" MAX HT RETAINING WALL DETAIL N.T.S.



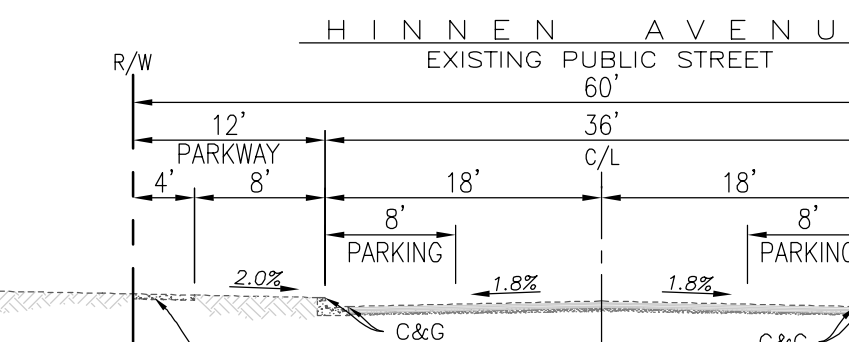
ADA PARALLEL PARKING SCALE 1" = 20'

SECTION D - D

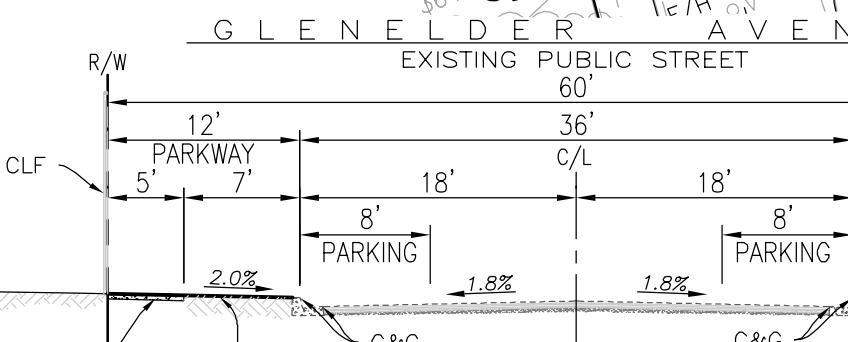
UNIT 5
VARIES
18'-23'
VARIES
19'-26'
EXISTING HOME
P=365.6

SECTION E - E

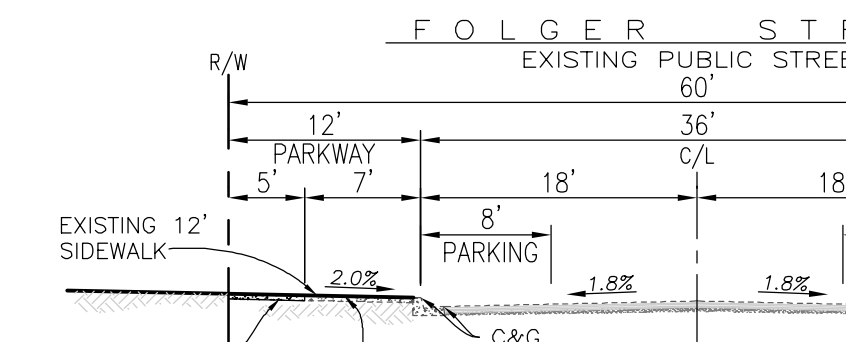
PROPOSED CROSS GUTTER
5' LANDING
SIDEWALK
0" CURB



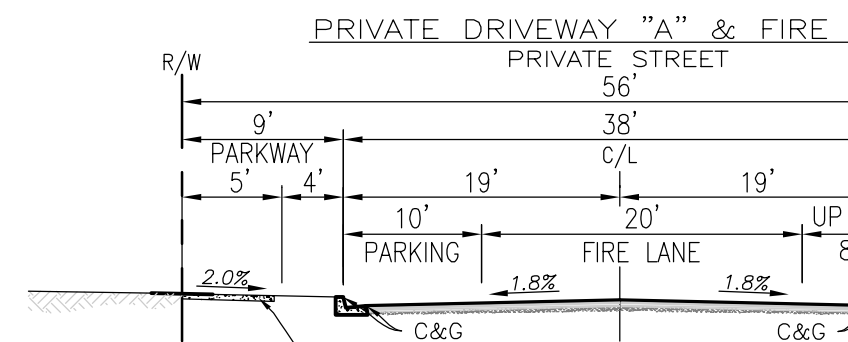
SECTION "A-A" N.T.S.



SECTION "B-B" N.T.S.



SECTION "C-C" N.T.S.



TYPICAL SECTION N.T.S.

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 82159
FOR 85 DETACHED CONDOMINIUMS
16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
APN: 8242-004-900

SUBMITTAL DATE:

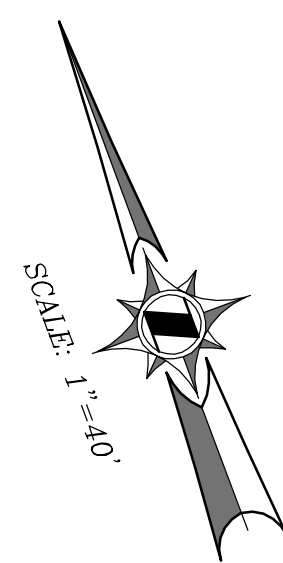
SHEET 1
OF 3

MAJOR LAND DIVISION
FOR VESTING TENTATIVE TRACT NO. 82159
FOR CONDOMINIUM PURPOSES
EXHIBIT MAP

LOCATED IN THE UNINCORPORATED TERRITORY OF
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 102 OF TRACT NO. 21865, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 587, PAGES 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECEIVED: DEPT OF REGIONAL
PLANNING
VESTING TENTATIVE MAP AND EXHIBIT
MAP
OCTOBER 22, 2019
TR82159
3 PAGES



SCALE: 1" = 40'



BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF FOLGER STREET BEING N89°42'37"W AS SHOWN ON THE TRACT MAP FILED IN BOOK 587 AT PAGE 9 OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 15, 2016

BENCHMARK STATEMENT:
CITY OF INDUSTRY BENCH MARK NUMBER 0-1 DESCRIBED AS: "BRASS CAP ON S. CB GALE AVE 315 FT. E. OF E.C.R. OF S.E. CB RETURN ±40 FT. E. & SIMON AVE." ELEVATION = 344.003 (NAVD29)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1700F OF PANEL 1700 OF 2350, EFFECTIVE SEPTEMBER 26, 2008. AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY INFORMATION:
WATER - SUBURBAN WATER SYSTEMS
SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - AT&T
CABLE TV - CHARTER CO.
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF - COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

- GENERAL NOTES:**
- APN: 8242-004-900
 - CURRENT ADDRESS: 16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
 - EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
 - PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
 - VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
 - NO. OF EXISTING LOTS: 1
 - EXISTING GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: H9-RESIDENTIAL (0-9 DU/NET ACRE)
 - PROPOSED GENERAL PLAN HACIENDA HEIGHTS COMMUNITY: SAME AS EXISTING, NO CHANGE.
 - COMMUNITY PLAN: HACIENDA HEIGHTS
 - EXISTING LA COUNTY ZONE: R1 RESIDENTIAL
 - NO. OF PROPOSED LOTS: 1
 - NO. OF PROPOSED RESIDENTIAL DWELLINGS: 85
 - PROPOSED DENSITY: 8.5 DU'S/NET ACRE
 - PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS
 - NO OAK TREES ON SITE.
 - NO ENTRY GATES ON PRIVATE DRIVEWAY "A" AND FIRE LANE.
 - DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE. REFER TO UTILITY EXHIBIT FOR CONCEPT.
 - ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
 - PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE DETERMINED DURING FINAL HYDROLOGY REPORT.
 - SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
 - WATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH WATER STUDY AND WATER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS AND SUBURBAN WATER SYSTEMS.
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 - REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
 - MWS DEVICES OUT SIMILAR ALONG HINNEN AVENUE, FOLGER STREET, AND GLENELDER AVENUE ADJACENT TO PROJECT SITE TO BE LOCATED BACK OF STREET RIGHT OF WAY TO BE MAINTAINED BY HOA. REFER TO LID PLAN, ON-SITE DRAINAGE FACILITIES, HOA MAINTAINED.
 - REFER TO LID PLAN, ON-SITE DRAINAGE FACILITIES HOA MAINTAINED.
 - OFF-SITE WATER, SEWER, AND APPURTENANT WET UTILITIES DEVICES ARE PUBLICLY MAINTAINED (HINNEN AVENUE, FOLGER STREET, GLENELDER AVENUE RIGHT OF WAY AND RELATED EASEMENTS)
 - POST BOX RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
 - RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DRE.
 - PARALLEL PARKING MINIMUM 10'x24'. PRIVATE DRIVEWAY.
 - THIS SUBDIVISION (TRACT) IS APPROVED AS A CONDOMINIUM PROJECT [FOR 85 UNITS] WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

UNIT SETBACK INFORMATION: LOT 1
HINNEN AVE, FOLGER ST, AND GLENELDER AVE
FRONT YARD - 20 FEET
INTERIOR SIDE YARD - 5 FEET
STREET SIDE YARD - 10 FEET
LOT 1 REAR YARD - 15 FEET
INTERIOR UNITS MINIMUM
FRONT YARD - 12 FEET
SIDE YARD - 5 FEET
REAR YARD - 6 FEET

EASEMENT NOTES
NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.
(A) EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE AND GRADING OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVE WAY AND FIRE LANES FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.

PROJECT NUMBER
2019-000181

REQUESTED ENTITLEMENTS
VESTING TENTATIVE TRACT MAP NO. 82159/RPPL 2019000320
YARD MODIFICATION NO. RPPL 2019000325
ENVIRONMENTAL ASSESSMENT NO. RPPL 2019000323

PROPOSED EARTHWORK
TOTAL VOLUME 21,600 CUT: 9,400 CYS FILL: 10,800 CYS
IMPORT: 1,400 CYS

- LEGEND/SYMBOLS**
- CONC CONCRETE
 - ASPH ASPHALT
 - PA T PALM TREE
 - EXISTING MAIL BOX
 - STREET LIGHT
 - SIGN
 - METER
 - DI DROP INLET
 - V VALVE
 - MH MANHOLE
 - HANDICAP
 - PROPOSED POST OFFICE BOX
 - COMMON SPACE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - UNIT NUMBER
 - PAD ELEVATION
 - PROPOSED STREET LIGHT
 - ADA PATH OF TRAVEL
 - PROJECT BOUNDARY
 - PROPOSED CENTER LINE
 - DWELLING AREA LIMITS
 - STREET RIGHT OF WAY
 - OPEN SPACE EASEMENT
 - BLOCK WALL
 - RETAINING WALL
 - TREE LINE
 - BRUSH LINE
 - OVERHEAD ELECTRIC LINE
 - TOP OF SLOPE
 - TOE OF SLOPE

PLAN		MIX	
1	23	(27.0%)	
2	28	(33.0%)	
3	34	(40.0%)	
TOTAL		85	100%

STREET TREE REQUIREMENTS	
EXISTING STREET FRONTAGE	LINEAR FEET
HINNEN AVENUE	650 LI FT
FOLGER STREET	741 LI FT
GLENELDER AVENUE	620 LI FT
PROPOSED STREET FRONTAGE	LINEAR FEET
HINNEN AVENUE	650 LI FT
FOLGER STREET	645 LI FT
GLENELDER AVENUE	524 LI FT
PRIVATE DRIVEWAY "A"	2,934 LI FT
TOTAL	4,753 LI FT
TREES REQUIRED	
HINNEN AVENUE	26 TREES
FOLGER STREET	26 TREES
GLENELDER AVENUE	21 TREES
PRIVATE DRIVEWAY "A"	118 TREES
TOTAL	191 TREES

NOTE: REFER TO CONCEPTUAL LANDSCAPE PLANS FOR PLACEMENT OF TREE LOCATION. ILLUSTRATION SHOWS APPROXIMATE LOCATION

PARKING SUMMARY	
PARKING SUMMARY	PARKING SPACE REQUIRED
PARKING (2 PER DWELLING)	172
GUEST PARKING (1 PER 4 DWELLINGS)	22
ADA PARKING PROVIDED (AS PART OF ON STREET PARKING)	2
TOTAL	194
PARKING SPACE PROVIDED	
172	23
141 VAN ACCESSIBLE SPACE	
TOTAL	195

NOTE: DOES NOT INCLUDE DRIVEWAY SPACE.

PROJECT SUMMARY	
AREA TO ADJACENT STREET CENTERLINES, INCLUDES 1/2 PORTION OF HINNEN AVENUE, FOLGER STREET AND GLENELDER AVENUE.	11.47 AC
EXISTING LOT AREA - 1 PARCEL	10.0 AC
EXISTING HHCP R-1 RESIDENTIAL DENSITY (0-9 DU'S / ACRE)	90 DWELLINGS ALLOWED*
EXISTING HHCP CONDITION- 90 DWELLINGS ALLOWED	
EXISTING GENERAL PLAN AND HHCP LAND USE H9 (0-9 DU'S / ACRE)	87 DWELLINGS ON 10 ACRES*
EXISTING R-1 ZONE MAXIMUM UNITS **	10.0 AC
5,000 SQ.FT. LOT AREA MINIMUM (435,600 SQ.FT. / 10.0 ACRES)	2.0 AC
PROPOSED LOT 1	8.0 AC
PROPOSED PRIVATE RIGHT OF WAY, PRIVATE DRIVEWAY "A" AND FIRE LANE AREA	85*
LOT 1 AREA EXCLUDING PRIVATE DRIVEWAY "A" AND FIRE LANE.	8.5 DU'S/ACRE
PROPOSED DWELLING UNITS	0.6 AC
PROPOSED DENSITY 85 DU'S / 10.0 ACRES	3.3 AC
PROPOSED OPEN SPACE AND COMMUNITY AREAS	
PROPOSED DWELLING, PRIVATE YARD AREAS (SIDE, FRONT, REAR YARD TOTAL AREAS ADJUTING DWELLINGS)	
NOTE:	
* PROPOSED DEVELOPMENT IS LESS THAN PERMITTED DWELLING DENSITY AND NUMBER OF TOTAL UNITS ALLOWED.	
** ZONE IS REGULATED BY GENERAL PLAN DENSITY LIMITS. R-1 ZONE LIMITS DEVELOPMENT BY 5,000 SQ.FT. MINIMUM LOT AREA	



DESIGNED: S.Y./K.V.
DRAWN: AM
CHECKED: K.V.
DATE: 05/24/2019
SCALE: 1" = 40'
NO. DATE
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

REVISIONS

PREPARED FOR:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
CITY OF LOS ANGELES
CITY OF IRVINE
CITY OF SAN ANTONIO
CITY OF SAN JOSE
CITY OF SAN DIEGO
CITY OF PALM SPRINGS
CITY OF CARLSBAD
CITY OF ESCONDIDO
CITY OF VENTURA
CITY OF OAKLAND
CITY OF BERKELEY
CITY OF SAN FRANCISCO
CITY OF SAN JOSE
CITY OF SAN ANTONIO
CITY OF SAN DIEGO
CITY OF PALM SPRINGS
CITY OF CARLSBAD
CITY OF ESCONDIDO
CITY OF VENTURA
CITY OF OAKLAND
CITY OF BERKELEY
CITY OF SAN FRANCISCO

EXHIBIT MAP
VESTING TENTATIVE TRACT NO. 82159
FOR 85 DETACHED CONDOMINIUMS
16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
APN: 8242-004-900
PLOTED BY: Alex Martinez DATE: Oct. 21, 2019 11:33:46 AM FILE: F:\1037\Planning\SA_TTM_082159\Exp_TTM_Sht-2_TTM_082159.dwg

SUBMITTAL DATE:

SHEET 2
OF 3

MAJOR LAND DIVISION
FOR VESTING TENTATIVE TRACT MAP 82159
FOR CONDOMINIUM PURPOSES
UTILITY EXHIBIT
LOCATED IN THE CITY OF HACIENDA HEIGHTS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED: DEPT OF REGIONAL
PLANNING
VESTING TENTATIVE MAP AND EXHIBIT
MAP
OCTOBER 22, 2019
TR82159
3 PAGES

TREE LEGEND:
EXISTING TREES TO BE REMOVED

- C - ASH (FRAXINUS SP.)
- D - BRAZILIAN PEPPER TREE (SCHINUS TEREBINTHIFOLIUS)
- G - CAROB TREE (CERATONIA SILIQUA)
- K - COMMON CRAPE MYRTLE (LAGERSTROEMIA INDICA)
- M - FREMONT COTTONWOOD (POPULUS FREMONTII)
- P - JAPANESE PAGODA TREE (STYPHNOLOBIUM JAPONICUM)
- R - MEXICAN FAN PALM (WASHINGTONIA ROBUSTA)
- T - SHAMEL ASH (FRAXINUS UHDEI)
- U - SIBERIAN ELM (ULMUS PULMIA)
- V - SILVER MAPLE (ACER SACCHARINUM)
- W - SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA)
- Y - WEEPING BOTTLEBRUSH (MELALEUCA VIMINALIS)
- Z - WHITE ALDER (ALNUS RHOMBIFOLIA)

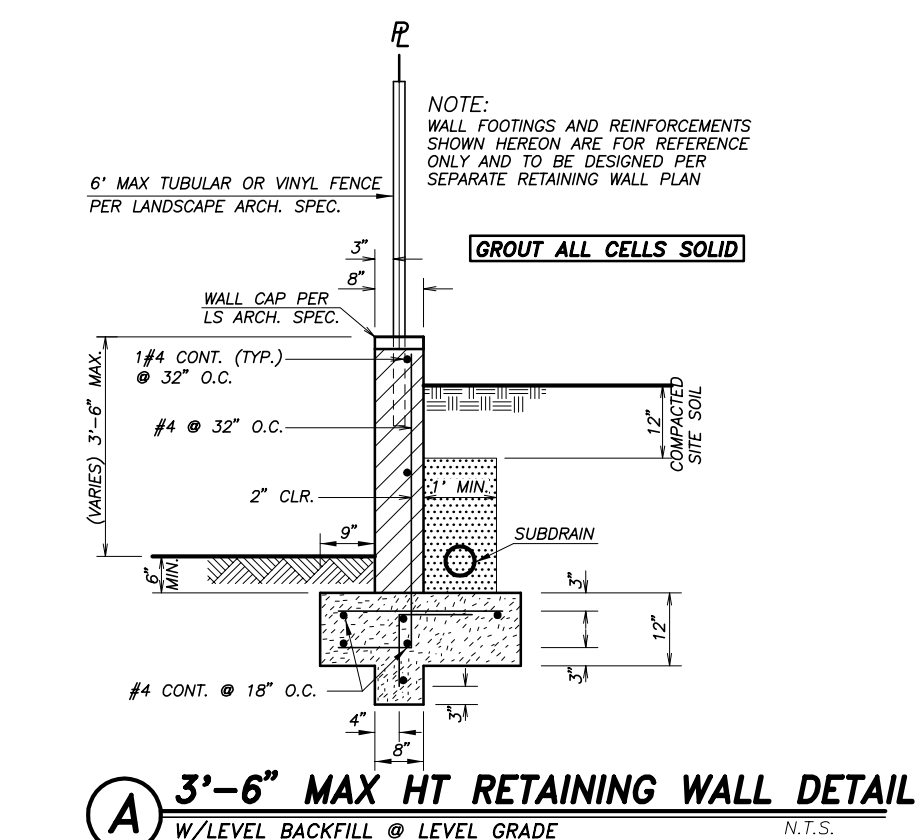
LEGEND:

- SETBACK LINE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN & CATCH BASIN
- PROPOSED LOW FLOW STORM DRAIN & FLOW DIRECTION
- EXISTING WATER (SIZE VARIES)
- EXISTING SEWER (SIZE VARIES)
- EXISTING STORM DRAIN & CATCH BASIN
- DMA AREAS
- DRAINAGE AREAS - REFER TO LID PLAN FOR MWS AREA DRAINS
- PROPOSED FIRE HYDRANT (600' L.F. OR LESS)
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT LOCATION (LIGHT POLE)
- CONCEPTUAL MODULAR WETLAND SYSTEM (MWS) - REFER TO LID PLAN
- COMMON SPACE
- DECORATIVE PAVING ENTRY
- DRY UTILITY TRENCH AREA
- 10'x15.5' TRANSFORMER PAD AREA (PROPOSED)
- PROPOSED POST OFFICE BOX
- CONCEPTUAL TREE LOCATION - REFER TO LANDSCAPE PLANS

STREET TREE REQUIREMENTS

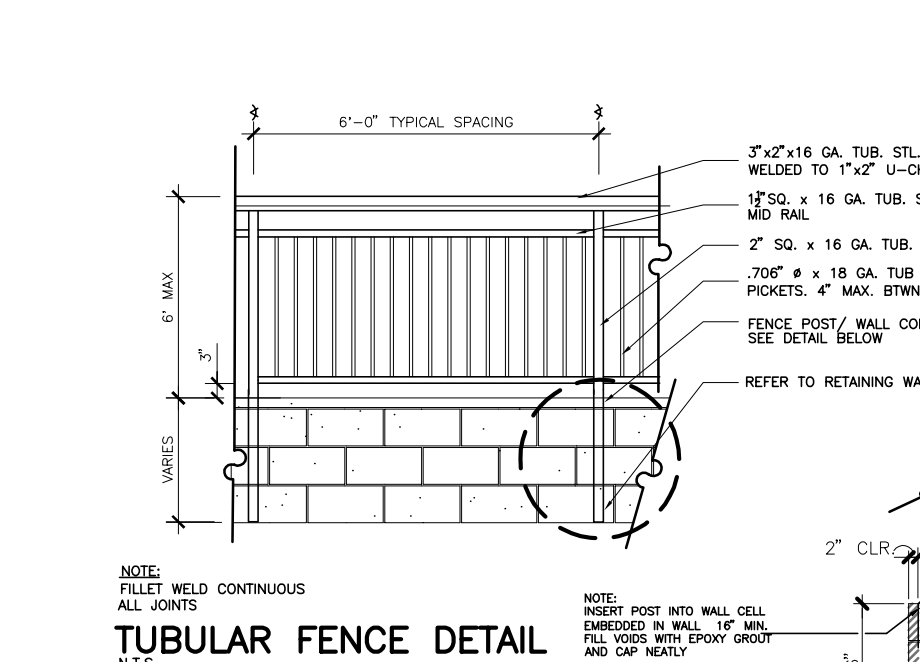
EXISTING STREET FRONTAGE	LINEAR FEET	
HINNEN AVENUE	650 LI FT	
FOLGER STREET	741 LI FT	
GLENELDER AVENUE	620 LI FT	
PROPOSED STREET FRONTAGE	LINEAR FEET	TREES REQUIRED
HINNEN AVENUE	650 LI FT	20 TREES
FOLGER STREET	645 LI FT	26 TREES
GLENELDER AVENUE	524 LI FT	21 TREES
PRIVATE DRIVEWAY "A"	2,934 LI FT	118 TREES
TOTAL	4,753 LI FT	191 TREES

NOTE: REFER TO CONCEPTUAL LANDSCAPE PLANS FOR PLACEMENT OF TREE LOCATION.
ILLUSTRATION SHOWS APPROXIMATE LOCATION



3'-6" MAX HT RETAINING WALL DETAIL

N.T.S.



TUBULAR FENCE DETAIL

N.T.S.

REVISIONS

NO.	DATE	PER PLAN
1		
2		
3		
4		
5		
6		
7		

DESIGNED: S.Y./K.V.
DRAWN: AM
CHECKED: W.V.
DATE: 05/24/2019
SCALE: 1"=40'

PREPARED FOR:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, CA
REGISTERED PROFESSIONAL ENGINEER
C87239
CIVIL ENGINEER
UNDER THE SUPERVISION OF:
Shawn Yu
SHAWN YU, R.C.E. 87239

UTILITY EXHIBIT
VESTING TENTATIVE TRACT NO. 82159
FOR 85 DETACHED CONDOMINIUMS
16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
APN: 8242-004-900

SUBMITTAL DATE: _____

SHEET **3**
OF **3**